



Colliers

10 Year Term Available!

100 - 905 West Pender Street, Vancouver, British Columbia

For Lease | High Exposure Retail Space
in the Heart of Downtown

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Opportunity



To lease an exceptionally high profile corner retail unit in the heart of Vancouver's central business district.

Building Details

Municipal Address	905 West Pender Street, Vancouver, British Columbia
Building Type	Office/Retail
Building Height	6 stories
Building Size	39,835 SF
Major Office Tenants	SEG LLP & Brightside Community Homes
Retail Tenants	Van Cha Tea & Twin Island Market

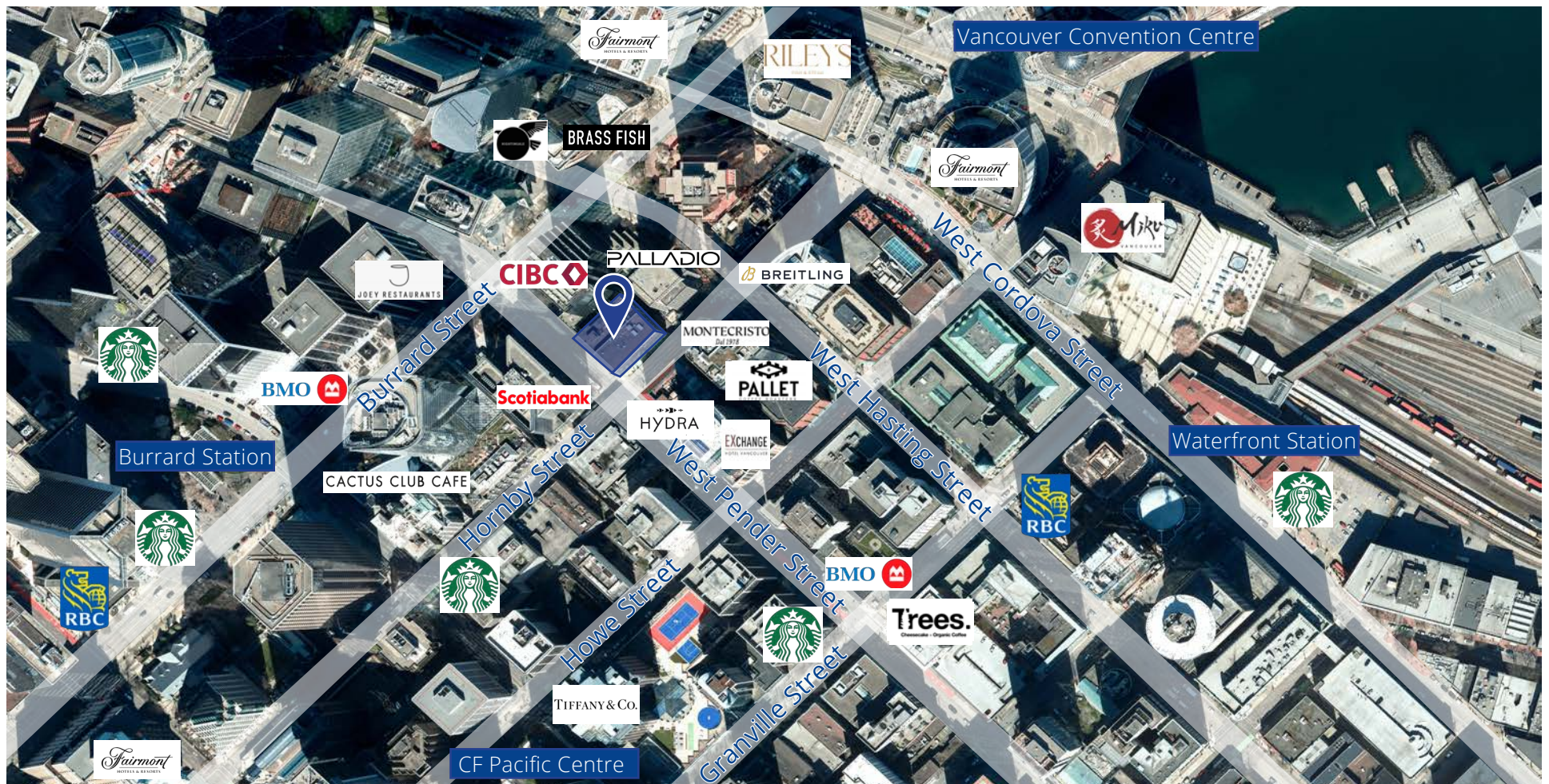
Premise Details

Unit #	100
Rentable Area (approx.)	4,117 SF
Current Improvements	"Shell" including T-bar ceiling, washroom(s), lighting, distributed HVAC & security features
Zoning	DD (Downtown District)
Basic Rent	\$60.00 PSF/per annum
Operating Costs and Property Taxes (2023 Estimate)	\$19.19 PSF/per annum

Location

Located in the heart of the financial district at the corner of West Pender and Hornby Streets.

- Across the street from Bentall Centre containing 4 first-class office towers plus retail space housing North America's leading companies
- Numerous restaurants and food courts are within the immediate area, including Bentall Centre, Royal Centre, and Waterfront Centre
- 3 SkyTrain stations, Pacific Centre Mall, the Vancouver Convention Centre and the waterfront along Canada Place are all within 2 city blocks
- High-end boutiques within 1 block include: Palladio Jewelers, Monte Cristo Jewelers and Breitling Boutique
- Major restaurants within 1 block include: Joey, Nightingales, Cactus Club, Palate Kitchen, Brass Tavern and Hydra Estiatorio
- Major Hotels within 2 blocks include: Fairmont Pacific Rim, Fairmont Waterfront and EXchange Hotel



Plans



Neighbourhood

Demographics | 905 West Pender (2022 - 5km Radius)



Population

385,274



Households

198,725



Avg.
Household Income

\$120,679



Bike
Score

80



Walk
Score

78



Transit
Score

100

**The following demographics were taken from the subject property and obtained by HYDRA, a centralized data platform.*



The Colliers logo consists of the word "Colliers" in a white serif font, centered within a dark blue rectangular box. Below the text is a horizontal bar with a color gradient from yellow to red to blue.A photograph of a city street corner in Vancouver. The main building is a multi-story, light-colored concrete structure with a grid of windows. To its left is a taller glass skyscraper with a "CIBC" sign on top. Further left is a modern glass building with a "Days Inn" sign. The street is paved with a green-painted bicycle lane marked with white bicycle icons. Traffic lights and street signs for "Hornby St" and "W Pender St" are visible. The sky is overcast.

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